



JUDSON INDEPENDENT SCHOOL DISTRICT

Meeting Date: August 20, 2026

Submitted By: Cecilia Davis
Title: Chief of Operations

Agenda Item: Consider and take action approving the final payment and acceptance of the work for the Districtwide Security Vestibules project in Bond 2022.

CONSENT ITEM

RECOMMENDATION:

It is recommended that the Board approve the final payment and accept the work for the Districtwide Security Vestibules project in Bond 2022.

IMPACT/RATIONALE:

Per Judson ISD Board Policy, CV – Facilities Construction (Local Policy) states RE: Final Payment: "The District shall not make final payments for construction or the supervision of construction until the work has been completed, and the Board has accepted the work."

BOARD ACTION REQUESTED:

Approval/Disapproval



JUDSON INDEPENDENT SCHOOL DISTRICT

Facilities Planning Department

Date: August 20, 2026

To: Lynnette Trevino, Director of Purchasing

From: Benjamin S. Mora, Executive Director of Facilities Planning

Project: Districtwide Security Vestibules Project

The Department of Facilities Planning is recommending that the Board of Trustees approve the final payment and accept the work for the project in Bond 2022 as listed below:

- Districtwide Security Vestibules

Punchlist items are being finalized. Final payment will be made upon completion.

Per Judson ISD Board Policy, CV – Facilities Construction (Local Policy) - Final Payment: "The district shall not make final payments for construction or the supervision of construction until the work has been completed, and the Board has accepted the work."

CC: Cecilia Davis, Chief of Operations

Certificate(s) of Substantial Completion**Board Meeting Date - August 20, 2026**

Item No.	Bond Program	Campus	Project	Completion Date	COSC#	Board Approval Date
1	2022	JECA	Security Vestibule	7/9/2026	001	8/20/2026
2	2022	Kitty Hawk MS	Security Vestibule	7/9/2026	001	8/20/2026
3	2022	Wagner HS	Security Vestibule	7/9/2026	001	8/20/2026
4	2022	Woodlake Hills MS	Security Vestibule	7/9/2026	001	8/20/2026
5						
6						
7						
8						
9						
10						



AIA® Document G704® – 2017

Certificate of Substantial Completion

PROJECT: *(name and address)*
 Judson ISD Security Vestibules
 - Judson Early College Academy
 8220 Palisades Drive
 Universal City, TX 78148
 - Kitty Hawk Middle School
 840 Old Cimarron Trail
 Universal City, TX 78148
 - Wagner High School
 3000 N. Foster Road
 San Antonio, TX 78244
 - Woodlake Hills Middle School
 6625 Woodlake Parkway
 San Antonio, TX 78244

CONTRACT INFORMATION:
 Contract For: General Construction

CERTIFICATE INFORMATION:
 Certificate Number: 01

Date: November 1, 2025

Date: July 16, 2026

OWNER: *(name and address)*
 Judson Independent School District
 8012 Shin Oak Drive
 San Antonio, TX 78233

ARCHITECT: *(name and address)*
 Alta Architects, Inc.
 3510 N. Main Avenue
 San Antonio, TX 78212

CONTRACTOR: *(name and address)*
 R. L. Rohde General Contractors
 4180 Stuart Road
 Adkins, TX 78101

The Work identified below has been reviewed and found, to the Architect's best knowledge, information, and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion designated below is the date established by this Certificate.

(Identify the Work, or portion thereof, that is substantially complete.)

Includes the construction of new security vestibules at each campus. Demolition of existing areas, general construction, HVAC, electrical, plumbing and all other work as indicated in the Construction Documents.


ARCHITECT *(Signature)*

BY: Randall L. Hohlaus, AIA, Principal
(Printed name, title, and license number if required)

July 9, 2026
Date Of Substantial Completion

WARRANTIES

The date of Substantial Completion of the Project or portion designated above is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:

(Identify warranties that do not commence on the date of Substantial Completion, if any, and indicate their date of commencement.)

WORK TO BE COMPLETED OR CORRECTED

A list of items to be completed or corrected is attached hereto, or transmitted as agreed upon by the parties, and identified as follows:

(Identify the list of Work to be completed or corrected.)

Kitty Hawk Middle School – The interior vestibule door closest to the main office is jammed and can only be opened with undue force.

Judson Early College Academy – Door drop was not used for the gate. The door drop was used for a new camera. New drop is required from the Contractor.

The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. Unless otherwise agreed to in writing, the date of commencement of warranties for items on the attached list will be the date of issuance of the final Certificate of Payment or the date of final payment, whichever occurs first. The Contractor will complete or correct the Work on the list of items attached hereto within Thirty (30) days from the above date of Substantial Completion.

Cost estimate of Work to be completed or corrected: \$ 19,373.25

The responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work, insurance, and other items identified below shall be as follows:

(Note: Owner's and Contractor's legal and insurance counsel should review insurance requirements and coverage.)

The Owner accepts full responsibility for security, maintenance, utilities, damage to the work, insurance, exempting punch list items indicated remaining for completion. Warranties run from the Date of Substantial Completion.

The Owner and Contractor hereby accept the responsibilities assigned to them in this Certificate of Substantial Completion:

CONTRACTOR *(Signature)*

(Printed name and title)

Date

OWNER *(Signature)*

(Printed name and title)

Date